



CITY OF MENIFEE

SUBJECT: Contract Change Order No. 10 with Act 1 Construction, Inc. for the New Quail Valley Fire Station No. 5 Project

MEETING DATE: May 7, 2025

TO: Mayor and City Council

PREPARED BY: Carlos Geronimo, Engineering Manager

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the City Manager to execute Contract Change Order No. 10 with Act 1 Construction, Inc. extending the number of working days by 228 days and increasing the compensation by \$52,629.67, for a total contract amount not-to-exceed \$8,907,428.40, for the New Quail Valley Fire Station No. 5 Project, Capital Improvement Program (CIP) Project No. 21-04 located on Goetz Road near Vista Way.

DISCUSSION

The New Quail Valley Fire Station No. 5, CIP Project No. CIP 21-04 ("Project") is an approximately 9,000 sq. ft. facility located on Goetz Road near Vista Way. The new fire station has replaced the previous Quail Valley Fire Station No. 5, located at the intersection of Goetz Road and Avenida Robles. The new station provides a modernized facility to sustain necessary fire services while supporting additional staff and the area's growing fire response needs.

On October 19, 2022, the City Council awarded the construction services contract to Act 1 Construction, Inc. ("Contractor") in the amount of \$8,626,796.57, and approved a total construction budget of \$9,540,636. Construction efforts for the Project began in January 2023. In October 2024, the Project was substantially completed and in December 2024, Fire personnel officially occupied the facility full-time. Following a 14-month lead time, the back-up generator was delivered and installed in February 2025. Staff have been working with the Contractor on final punch list items in an effort to close out the Project. The proposed Contract Change Order ("CCO") No. 10 would reconcile the Project timeline to account for unanticipated delays and additional contract items which include:

- Changing Vehicle Exhaust System
- Additional concrete bollards
- Additional mobilization for traffic signal set-up
- Temporary emergency lighting installation

- Utility vent extensions through roof
- Additional electrical conduits
- Changes to metered service type
- Additional costs for locker doors at bay
- Additional bathroom fixtures
- Water backflow cages
- Add fence pickets
- Additional 228 working days (rain days, claimed days, extensive material lead times)

Although staff make every effort to carefully study and anticipate the extent of the scope of work required to achieve Project goals, unforeseen needs are often encountered as a Project of this magnitude progresses. Unknown site conditions requiring architectural modifications were necessary during construction activities for the Project resulting in additional work outside of the original scope and memorialized in the form of a CCO. Previously issued CCOs 1-9 were approved under City Manager or City Council authority, depending on the total value. A summary of all CCO activity is outlined in Table 1.

TABLE 1 - CONTRACT ACTIVITY HISTORY:

Contract Activity	Approval Date	Summary of Changes	Value
Original Contract	10/19/2022	Construction Services	\$8,626,796.57
CCO No. 1	4/17/2024	Additional Utility Work Including Trenching For EMWD & Frontier Conduit	\$66,384.39
CCO No. 2	4/26/2024	Additional Electrical Items	\$17,241.54
CCO No. 3	6/3/2024	Day Room Ceiling Framing	\$28,588.15
CCO No. 4	6/10/2024	Electrical Changes	\$9,819.12
CCO No. 5	6/10/2024	Bms Interface	\$9,534.39
CCO No. 6	6/5/2024	Added Strongbacks	\$40,427.32
CCO No. 7	6/10/2024	Added Concrete at Genset	\$3,200.5
CCO No. 8	8/26/2024	Refueling Station & Gate Operator	\$46,866.05
CCO No. 9	10/14/2024	Electrical & Traffic Signal Changes	\$5,940.70
CCO No. 10	Pending	Various Closeout Items	\$52,629.67
TOTAL			\$8,907,428.40

The total value of all CCOs, including the proposed CCO No. 10, is \$280,631.83. This total represents 3.25% of the original Contract value and is within the original approved construction budget for the Project.

Pursuant to Menifee Municipal Code §3.12.090, any change orders in the amount greater than 10% of the contract amount or that exceeds the City Manager's signing authority shall be approved by the City Council. Any time extension of a performance deadline that exceeds 60 days shall be approved by the City Council.

STRATEGIC PLAN OBJECTIVE

Safe and Attractive Community

FISCAL IMPACT

The fiscal impact of the proposed CCO No. 10 is \$52,629.67, for a total Contract amount not-to-exceed \$8,907,428.40. Funding for the proposed CCO No. 10 is available in the FY 2024/2025 budget within the Quality-of-Life Fund (1105-PWD-CIPS-760050), as summarized in Table 2.

Table 2 – PROJECT BUDGET

Fund	Project Account String	Available Budget	Anticipated Cost
Quality of Life (Measure DD)	CIP21-04.1105.CON.CAE	\$188,818.07	\$52,629.67
	TOTAL	\$188,818.07	\$52,629.67

No additional budget appropriation action(s) is required.

ATTACHMENTS

1. Project Location Map
2. CCO No. 10
3. Original Contract